

 **ÖGÜLNAR**
RESIDENCES

 DENEYİM İNŞAAT



Have you ever heard
“Evliya Çelebi” describing Zekeriyaköy?

“It has 7,000 vineyards; all its mountains are adorned with vineyards. Its cherries of ruby color are famous. GÜLNAR, also known as the Hisar (city walls) Cherry, is grown in Sarıyer and believed to give one hundred drops of juice each.

Words would not be praise enough ...”

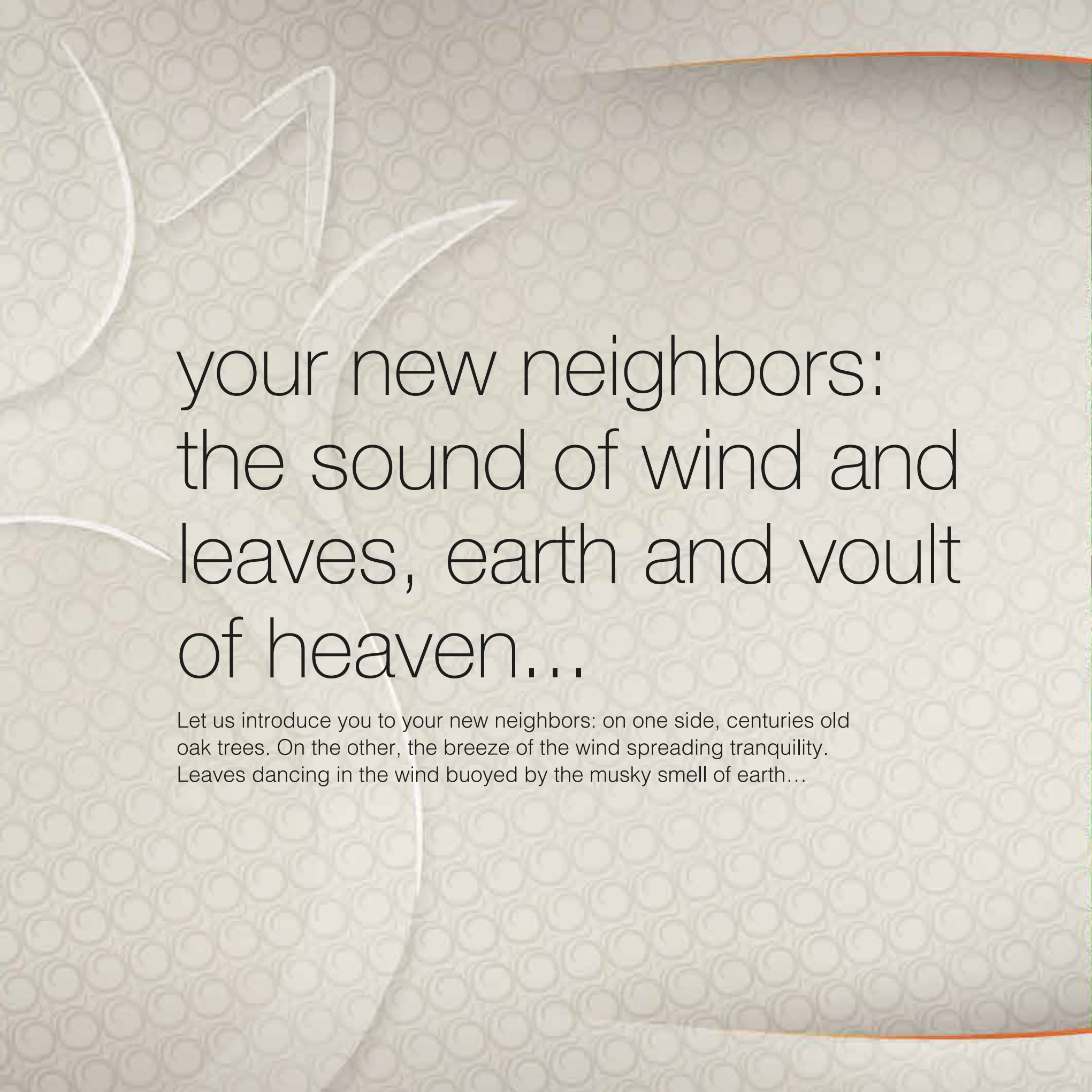
From Travel Notes of Evliya Çelebi...



let us introduce you to your new life.

You are always on the run trying to catch up with life. You should stop and think, how and where you think you can be your real self? We are planning a happy life for you to be led at a happy place. A place where you can take a deep breath and feel your real self emerge. A place, where it is easy to reach everything, but still be distant from problems and crowds. A peaceful life. Are you ready to be introduced to your new life?

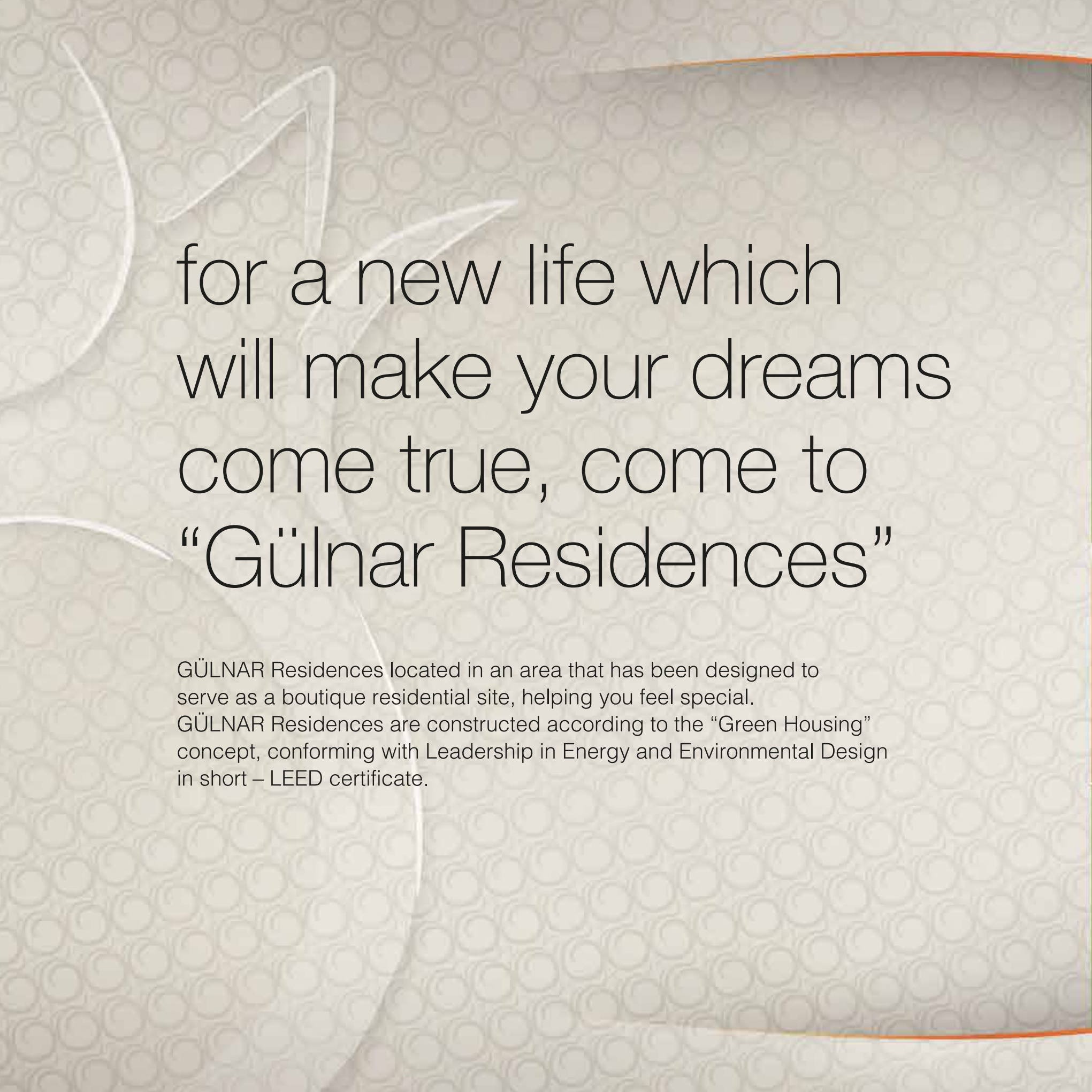




your new neighbors:
the sound of wind and
leaves, earth and vault
of heaven...

Let us introduce you to your new neighbors: on one side, centuries old oak trees. On the other, the breeze of the wind spreading tranquility. Leaves dancing in the wind buoyed by the musky smell of earth...

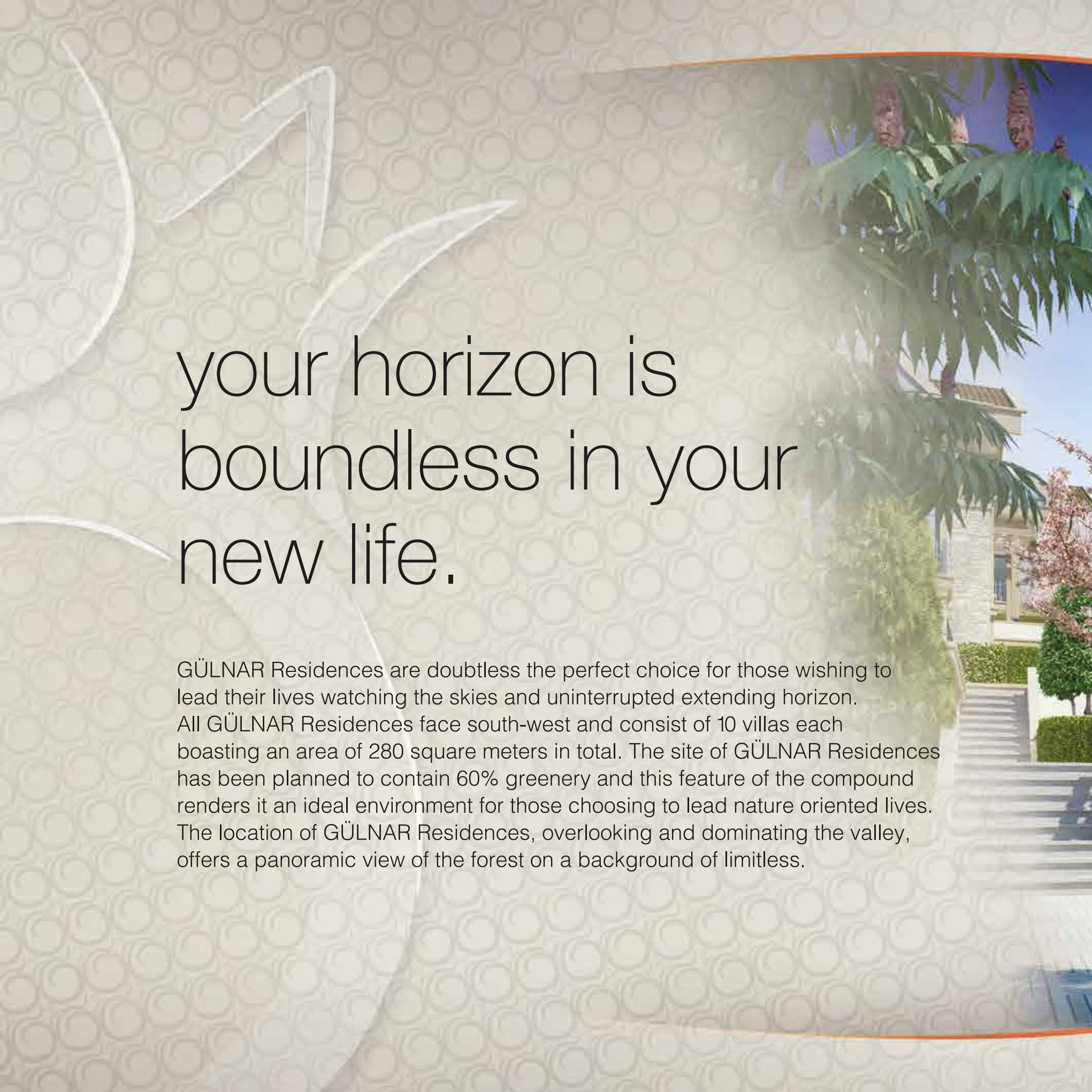




for a new life which
will make your dreams
come true, come to
“Gülnar Residences”

GÜLNAR Residences located in an area that has been designed to serve as a boutique residential site, helping you feel special. GÜLNAR Residences are constructed according to the “Green Housing” concept, conforming with Leadership in Energy and Environmental Design in short – LEED certificate.





your horizon is
boundless in your
new life.

GÜLNAR Residences are doubtless the perfect choice for those wishing to lead their lives watching the skies and uninterrupted extending horizon. All GÜLNAR Residences face south-west and consist of 10 villas each boasting an area of 280 square meters in total. The site of GÜLNAR Residences has been planned to contain 60% greenery and this feature of the compound renders it an ideal environment for those choosing to lead nature oriented lives. The location of GÜLNAR Residences, overlooking and dominating the valley, offers a panoramic view of the forest on a background of limitless.



do you think we can read your mind?

Is it possible that we have heard what you dream of or what you think? We used our long standing experience to think of every little detail that would make you happy in this new life we are offering you. GÜLNAR Residences, with its swimming pool and playground for children, common living areas with astoundingly aesthetic landscaping applications, private gardens allocated to each villa separately, comprehensive security system and comfortable parking space availability, offers you the opportunity to seize a peaceful and calm life with all the modern amenities. It is possible to enjoy the privileges of a private and independent life while befriending your elite neighbors. Moreover, a different life experience that is compliant with “Green House” concept designed according to the requirements of LEED Certificate is waiting for you.








tight marking on the project

- 🌀 Private garden for each villa
- 🌀 Interior design solutions dividable according to preference (3+2 or 4+1)
- 🌀 Optional – service room or pantry
- 🌀 24 hour security
- 🌀 Outdoor swimming pool
- 🌀 Storage areas of sufficient size for each villa
- 🌀 Special parking area for each villa
- 🌀 Rich landscaped communal living space
- 🌀 First-class building materials
- 🌀 Special reinforces C30 concrete structures
- 🌀 Region-specific water and heat insulation materials
- 🌀 Security system and intercom system infrastructure
- 🌀 Fitness Center

- 
- 🔥 Built-in kitchen equipment
 - 🔥 Centralized satellite system
 - 🔥 Electrical window blinds
 - 🔥 Air condition system
 - 🔥 Terraces for enjoying the sunshine and garden



let us set your mind
at ease in
your new life.

One of the most important rules of creating happy homes is to apply perfectionist interior architectural solutions. At GÜLNAR Residences, planned with great care in terms of their design and distinguishing solutions, a comfortable and peaceful life is awaiting you.



we have
thought of
every little
detail
for you!

What else is waiting for you in the area surrounding GÜLNAR Residences? Excursions and locations that you have always thought of as an alternative to urban life, but never had the chance to explore...

With its excellent walking route, Belgrad Forest will amaze and mesmerize you, while Atatürk Live Forest Museum, Burc Museum, Dalia Beach, and Solar Beach with the entertainment and joy of sea they provide, as well as the natural areas of Zekeriyaköy used for recreational and walking/jogging purposes along with horseback riding, go-kart and paintball activities would add to your enjoyment. All these will become the second address of the residents of GÜLNAR Residences.





when you step
out of your home,
the place you would
like to be will be just
a heartbeat away!

GÜLNAR Residences, located in the center of Zekeriyaköy, providing a token of fresh air to Istanbul, give you the means to be close to the dynamic environment of the city whenever you wish, thanks to its close proximity to Sarıyer-Çayırbaşı Tunnel, Hacı Osman-Taksim Metro line, Maslak Area metro stops and the route that the 3rd Bosphorus Bridge takes.

At GÜLNAR Residences that are located on the axis of Zekeriyaköy, which continues to develop from one day to the other, all the comforts of city life can be found; from GÜLNAR residences the hypermarket is just at a distance of enjoyable short walk away while it can be said that transportation to the following destinations is fairly easy; educational institutions such as Açı Schools, The British International School, Doğa College, Darüşşafaka Schools, FMV Işık High School, Enka Schools, Bosphorus University Sarıtepe Campus, Koç University, İstanbul University Bahçeköy Campus, Yıldız Technical University Ayazağa Campus, İstanbul Technical University as well as health care institutions such as Private American Zekeriyaköy Family Health Care Center, private Acıbadem Maslak Hospital, İstinye State Hospital and Baltalimanı Bone Diseases Hospital. Moreover transportation to the shopping and social center İstinye Park could not have been easier.



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The image features several rolled-up architectural blueprints and floor plans scattered on a light-colored background with a repeating circular pattern. The blueprints are partially unrolled, revealing technical drawings, including floor plans, elevations, and sections. Some drawings show structural details like beams and columns, while others show room layouts. The text on the blueprints is mostly illegible but includes some handwritten notes and technical specifications. The overall composition is artistic and professional, suggesting a focus on architecture and design.

floor plans

Utilization Area	Net m ²
1 Stairs	4,40 m ²
2 Living Room	40,65 m ²
3 Kitchen	14,93 m ²
4 WC	1,88 m ²
5 Household Staff Rest Room / Cellar	4,63 m ²
6 Bathroom For Household Staff	3,24 m ²
7 Garden Terrace	11 m ²
8 Outdoor Depot	3,00 m ²

Total Net m ²	83,73 m ²
Total Gross m ²	102,06 m ²



garden floor

ground floor



Utilization Area	Net m ²
1 Entrance Hall	9,48 m ²
2 Stairs	7,18 m ²
3 Living Room	26,03 m ²
4 Balcony	8,40 m ²
5 WC	3,18 m ²
6 Main Bedroom	19,44 m ²
7 Main Bedroom Bathroom	3,49 m ²

Total Net m² 77,2 m²

Total Gross m² 89,06 m²

Utilization Area	Net m ²
1 Stairs	4,64 m ²
2 Hall	5,16 m ²
3 Front Bedroom	22,53 m ²
4 Roof Top Terrace	9,38 m ²
5 Back Bedroom	25,85 m ²
6 Bathroom	5,69 m ²

Total Net m² 73,25 m²

Total Gross m² 89,65 m²



roof top floor

Villa Total Net m² 234,18 m²

Villa Total Gross m² 280,77 m²

+ Private Garden / 2-Car Parking Space

alternative garden floor



Kullanım Alanı	Net m ²
1 Stairs	4,4 m ²
2 Living Room	40,65 m ²
3 Kitchen	14,93 m ²
4 Bathroom	5,4 m ²
5 Cellar	4,63 m ²
6 Garden Terrace	11 m ²
7 Outdoor Depot	3 m ²

Total Net m² 84,01 m²

Total Gross m² 89,06 m²



just a few of the
advantages of residing in
a LEED certified green house.

- 🔥 Spacious indoor area and high air quality
- 🔥 Energy efficiency in lighting and mechanic systems:
energy savings of up to 30%
- 🔥 An architecture that aims to benefit from sunlight to
the maximum degree possible
- 🔥 A system that reduces water consumption by collecting
rain water to be used in irrigation
- 🔥 Building ventilation that has been designed as per
international standards



Our differences regarding the materials used and technical details

- Humidity preventing “Weber” system package (6 cm carbon reinforced EPS type thermal sheathing system)
- Decorative stone pavement with “Thermowood” wood
- C30 concrete with waterproof additive, PVC membrane water insulation, 5 cm XPS thermal insulation and drainage plate
- Roofs are “Braas System” solution. For the establishment of thermal control 4 cm XPS and 5 cm rock wool
- Diaphone and intercom systems with touch control
- Alarm system, which detects, gas, smoke, water and movement
- Rehau brand motorized blinds and windows with fly nets. On the roof tops Velux brand smart system remote control windows
- Schiedel brand fire place with cast chamber and ceramic shaft
- Kitchen cupboards with lids of wood. Franke brand fume/stove hood and sink
- Bosh brand embedded stove, gourmet oven and dishwasher
- Viessmann brand central heating boiler with condensation, aluminum panel heater and thermostatic valve
- Generator in the capacity to meet all requirements of the houses against any power cuts
- In all bathrooms; ventilation fan with humidity control, low energy consumption and ultra silent
- Daikin brand inverter-multi system (3+2=5 units) air conditioner

		ARTEMA					
						İNTEMA®	
							
		SIEMENS				V:KO	VitrA®



GÜLNAR RESIDENCES

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